

FORM B – BUILDING

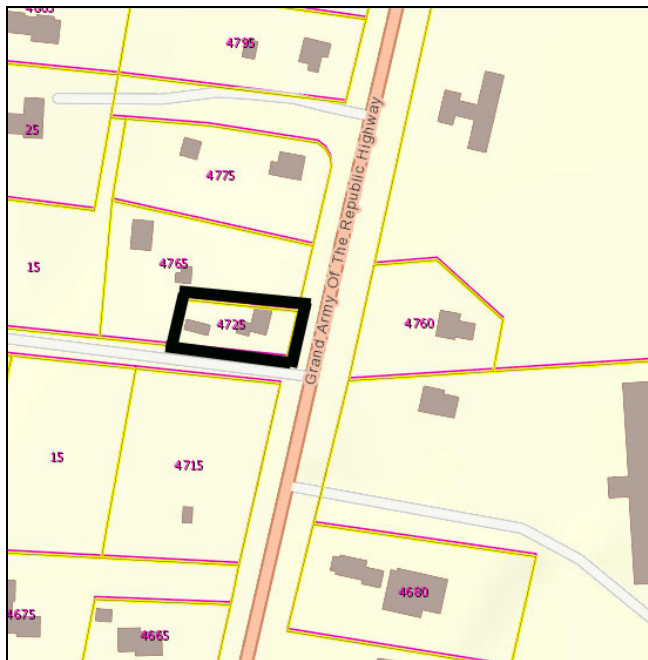
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from northwest.

Locus Map (north at top)



Recorded by: Larson Fisher Associates with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

5-130

ORLEANS

EAS.730

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Address: 4725 State Highway

Historic Name: Lester G. & Mabel G. Horton House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1905

Source: historic maps, deeds

Style/Form: upright & wing form

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: garage

Major Alterations (*with dates*): rear extension (c. 1930)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.17 acre

Setting: The subject property is located on the west side of State Highway/Rt. 6 on the northwest corner of its intersection with Brittany's Way. It is surrounded on the north, west and south sides by single family residential properties (although the lot immediately south across Brittany's Way appears to be undeveloped at the moment). Across State Highway to the west and northwest are commercial properties, including an office building in a residential building.

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EASTHAM

4725 STATE HIGHWAY

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The diminutive one-and-one-half-story wood frame house on the subject property is a good example of the types of houses built on the Cape in the early 20th century with its upright and wing form and front porch that fills in the space forward of the recessed left side ell. The front gable portion of the house with eave returns and the weathered wood shingle siding and white painted wood corner boards and trim throughout are classic. It has interesting fenestration with a pair of two-over-two windows at the far right side of the front gabled facade, and another pair just around the corner on the right side, the beginnings of a Modern aesthetic. Other windows in the house are six-over-six (on left/south side and in the gable peak of the front facade), and look to be early if not original. The left side ell or wing has a brick endwall chimney (interior). Its roof flares out over the porch, which was probably originally open, but has been enclosed with horizontal windows atop a shingled kneewall and a front door. At some point before 1939 (see graphic, below, that depicts the current footprint), a one-bay rear extension was added off the left side ell. This addition has paired six-over-six windows, a cross-gable roof and a bulkhead for access to a cellar. No building permits or records of permits for this house are available.

A small detached front gable wood frame garage (with a front extension under a lower gable roof) is located west of the house. It is accessed via an unimproved driveway off Brittany's Way. The lot has a number of mature evergreen trees in the front yard and a hedge of deciduous shrubs along its south property boundary.

HISTORICAL NARRATIVE

Town records state that the house at 4725 State Highway was built in 1900, but it may have been built a few years later, by 1905, about the time of the marriage of Lester Garfield Horton and Mabel Gertrude Weekes. The house is depicted on the 1905 Barnstable County map with the name "L. Horton" attached. Horton appears to have built the house on land belonging to his father Isaiah H. Horton (1835-1903) that he was not given title to until 1918.¹

Born in 1883, Lester G. Horton was the son of Isaiah H. Horton and Rachel Wetherell (1837-1916). In 1900 he was working as a farm laborer and living in his parents' North Eastham household, and in 1905 he married Mabel Gertrude Weekes, a Harwich native and a schoolteacher. In the 1910 census Horton is listed as renting his dwelling, as technically he did not own the 4725 State Highway property. His household included his wife, his daughters Myra and Lucille, and his widowed mother Rachel, then seventy-three years old. Horton and his wife had another child, Darius Weekes Horton, in 1912. Mabel Horton died in 1916, and three years later Horton married Priscilla Ham in Hyannis. The family had moved to Wellfleet, where Lester Horton ran a grocery store for decades.

In February 1918 the heirs of Isaiah H. Horton and his son Osgood, who died in 1912, deeded the subject property and numerous others to Lester Horton. Lester Horton subsequently sold what he described as "part of my homestead lot" (a parcel 50 by 150 feet square) to Emma A. Allby in March, 1919. Allby, a young widow, was living at 4725 State Highway with her daughter Irene in 1920.² Emma A. Cosgrove Allby was born in Gloucester in 1883 and married sailor Henry A. Allby in that town in 1906. She and her daughter remained in Eastham for only three years. In 1922 she sold the house and parcel to Henry O. Daniels, who in 1920 was working as a surfman (life guard) at the Eastham life-saving station.³ In that year he was renting a place on State Highway slightly south of 4725 and living with his wife Florence and children—Warren, Alton, Helen, and Jesse., Daniels's father, Charles C. Daniels, was an Eastham native, born in 1884, and worked as a surfman at the station as well in 1900.

In 1928 Daniels sold the 4725 State Highway property to Samuel F. Brackett of Eastham, and by 1929 he and his family had moved to Cahoons Hollow Road. Brackett, a North Eastham merchant who owned a great deal of property in town, held the State Highway property for four years and then sold it to C. Maude Maxwell of Milton in 1932.⁴ Cora Maude Robinson, born in Geneva, Iowa, married William M. Maxwell in 1894 in Boston; he was a grocer, born in New Brunswick. By 1900 the couple was living in rented housing in Boston with their daughter Helen, born in 1896, and son Frank, born in 1897. By 1910 the Maxwells bought property in Milton and remained in that town for decades. In 1930 the household included Maxwell and his wife, usually identified in censuses and deeds as C. Maud Maxwell, and their three youngest children—Ralph, then thirty-eight; Dorothy S., then twenty and working as an assessors' clerk; and Carrie H., then a nineteen-year-old stenographer.

Maxwell had owned other land in North Eastham since the mid-1920s. Tax records for 1931 show her owning a house worth \$1380, a barn and shed, a shop, an outbuilding, a poultry house, a sixteen-acre homestead lot, and twenty-three other acres in town; the buildings were probably part of the property she bought from Sarah Feltis in 1925 and were probably on Nauset Road.

¹ Reuben W. Horton et al. to Lester G. Horton, 15 February 1918, Barnstable County Registry of Deeds (hereafter cited as BCD) 365:268.

² Lester G. Horton to Emma A. Allby, 26 March 1919, BCD 355:456.

³ Emma A. Allby to Henry O. Daniels, 28 November 1922, BCD 390:344.

⁴ Henry O. Daniels to Samuel F. Brackett, 15 September 1928, BCD 459:170; Brackett to C. Maude Maxwell, 16 April 1932, BCD 487:498. In 1937 Henry Daniels recorded a correction and confirmation of the deed between him and Brackett which showed the lot size as 50 x 150 instead of 50 x 100, as it had been recorded in BCD 459:170. See Henry O. Daniels to C. Maude Maxwell, 20 August 1937, BCD 529:483.

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By 1937 tax records show her with two houses, one valued at \$1500 and the other at \$1000, the latter on a half-acre lot. This latter property was 4725 State Highway, and she is shown as owner of the house on a 1939 plan recording the alteration of State Highway.⁵

By 1953 Maxwell had died, and her estate left her Eastham property to Helen McCormick Byrne, Harry B. McCormick and Barbara McCormick McIntyre, who were probably heirs of Maxwell's eldest daughter, Helen Irene Barnes, and son Ralph W. Maxwell. In 1953 these three deeded the 4725 State Highway parcel to two of Maxwell's daughters, Carrie H. Maskell of Silver Spring, Maryland, and Dorothy L. Chaddock of Arlington, Virginia.⁶ Tax records for 1954 show them as owners of a .17-acre lot in block 35 with a house valued at \$1500. Carrie Maxwell Maskell was the wife of Charles W. Maskell, who in 1935 worked as an architect for the federal government; Dorothy Maxwell Chaddock was the wife of Robert F. Chaddock, a bookkeeper for a plumbing company in 1940.

In 1954 Maskell and Chaddock sold 4725 State Highway to Curtis E. Dorrie Jr. of Orleans, who sold it later that year to John L. Linnell. Linnell was born in 1918, the son of William A. and Mary E. Linnell, and grew up in Brewster. By 1940 he was working on a private estate and living in his parents' home in Dennis. Linnell and his wife Florence owned the property until 2008, when Florence Linnell's executor sold the property to current owner Avery R. Weber.⁷

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⁵ See "Eastham-1929 Alteration-Sheet 8 of 8 Sheets," 17 January 1939, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 59:37

⁶ Helen McCormick Byrne et al. to Carrie H. Maskell and Dorothy L. Chaddock, 15 July 1953, BCD 850:71.

⁷ Carrie H. Maskell and Dorothy L. Chaddock to Curtis E. Dorrie Jr., 16 March 1954, BCD 871:236; Dorrie to John L. Linnell, 10 August 1954, BCD 884:57; Linnell to John L. and Florence M. Linnell, 1 November 1968, BCD 1418:52; Edward R. Dumont, executor estate Florence M. Linnell, to Avery R. Weber, 1 May 2008, BCD 22890:283.

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MAPS

Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.

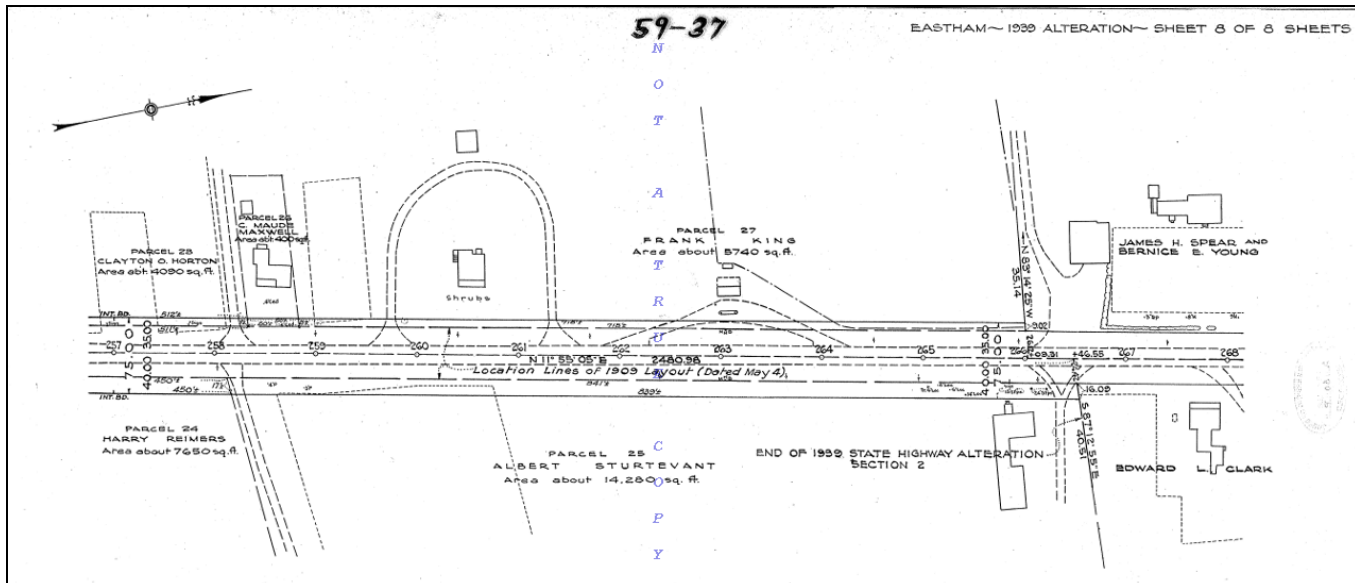
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Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTARY IMAGES



This 1939 state plan records changes in the alignment of Route 6 and shows 4725 State Highway as parcel 26, labeled C. Maude Maxwell (BCP 59:37).

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from southeast.



Detached garage, view from southeast.